



Flat 8 Ryan Court

Grosvenor Road Weymouth, DT4 7QL

**Asking Price £125,000 Leasehold**

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## Flat 8 Ryan Court

Grosvenor Road Weymouth, DT4 7QL

A spacious and well presented two bedroom first floor apartment for over 55's, located in this desirable residential position in Lodmoor. The property has a modern fitted kitchen, wet room lounge with dining area, electric heating, UPVC double glazed windows, emergency intercom system, a lift to all floors, a communal lounge with kitchen, laundry room, guest suite, soem residents parking on a first come first served basis, communal garden areas and a mobility scooter store. Being sold with vacant with no forward chain.

### ENTRANCE HALL

Wall mounted heater, emergency pull chord and intercom, and storage cupboard housing electrics.

### LIVING ROOM

17'4" x 15'11" maximum measurement (5.30m x 4.87m maximum measurement)

Window to front, two wall mounted heaters, emergency pull chord and airing cupboard.

### KITCHEN

6'6" x 5'2" (2m x 1.60m)

Window to side, modern range of base and wall units, with working surfaces, stainless steel sink with mixer tap, built in electric oven, hob and extractor above, space for fridge freezer, tiled splash backs, and spot light.

### BEDROOM ONE

11'5" x 8'6" (3.50m x 2.60m)

Bay window to front, wall mounted heater, emergency pull chord and built in double wardrobe.

### BEDROOM TWO

11'1" x 7'6" (3.40m x 2.30m)

Window to side, wall mounted heater, and emergency pull chord.

### WET ROOM

Shower area with wall mounted shower, pedestal wash hand basin, low level WC, wall fan heater, extractor fan and tiled splash backs.

### OUTSIDE & COMMUNAL AREAS

Ryan Court has a communal lounge which regularly holds activities. There is also a guest suite which can be booked by prior arrangement when family and friends of residents when overnight accommodation is required, with a laundry room situated on the ground floor. There are communal gardens around the perimeter of the property with undercover parking for mobility scooters and six shared parking spaces for resident's use on a first come first served basis.







### **LEASE & SERVICE CHARGE**

125 Years from 1987 with 87 Years Remaining  
Service charge £2,500 per half year  
approximately to include water and building  
insurance and facilities.

### **COUNCIL TAX**

Band B

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick  
elevations under a tiled roof

Broadband (estimated speeds)

Standard TBC

Superfast TBC

Flood Risk

Rivers & Seas No Risk

Surface Water Very Low

Services

The property is supplied with electricity and  
water, and mains drainage.

### **LEGAL DISCLAIMER**

These particulars, whilst believed to be  
accurate are set out as a general outline only  
for guidance and do not constitute any part of  
an offer or contract. Intending purchasers  
should not rely on them as statements of  
representation of fact, but must satisfy  
themselves by inspection or otherwise as to  
their accuracy. All measurements are  
approximate. Any details including (but not  
limited to): lease details, service charges,  
ground rents & covenant information are  
provided by the vendor and you should  
consult with your legal advisor/ satisfy  
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